CAPSULE SUMMARY BA-3116 Overhills 916 Rolling Road Baltimore County ca. 1897 Private

The main dwelling known as Overhills at 916 South Rolling Road was erected in 1897 for property owner Norman James. Prominent Baltimore architect James Bosley Noel Wyatt designed the Neoclassical style building. James sold the property, consisting of two parcels purchased in 1897, after thirty years of ownership. In 1957, after serving as the home for the James and O'Donnell families, Overhills was purchased by St. John's Evangelical Lutheran Church of Baltimore. The building was rehabilitated to serve as a church, and thereafter used as a hospital and later as offices and banquet hall facilities. The property currently encompasses 31.465 acres, improved by the main dwelling, a circa 1960s single dwelling, a turn of the 20th century carriage house, and a circa 1957 chapel.

The main block has a rectangular form with a steeply pitched, hipped roof. The north-facing façade is five bays wide with a two-story portico supported by Corinthian columns and pilasters. The side elevations are two bays wide, and are now largely encompassed within the wing additions. The structure is set upon a random rubble stone foundation and clad with square-butt wood shingles. Three interior brick chimneys pierce the roof, which is clad with asphalt shingles. The tall stacks of the chimneys are corbeled. Front gable and shed roof dormers penetrate the roof on the side and rear elevations of the main block. A one-story porch projects from the south elevation of the main block. Tuscan columns support this wood frame structure. This one-and-a-half story west wing is constructed of wood frame with an imposing gambrel roof. It is rectangular in form, measuring five bays and three bays deep. Although in stylistic contrast, the Craftsman style wing is consistent with the main block in terms of material. The eastern wing addition is modern in design, dating from the latter part of the 20th century. The wood frame structure is shaped like a parallelogram, connected to the main block by a hyphen. The addition has a flat roof and an extremely tall brick chimney stack rising from the east side. A masonry deck frames the east and south elevations of the wing.

Inventory No.

BA-3116

1. Name of Pr	operty (ind	icate preferred n	ame)					
historic	Overhills							
other	Norman James House							
2. Location								
street and number	916 South Rolling Road					n	ot for publ	lication
city, town	Baltimore						vicinity	
county	Baltimore County							
3. Owner of P	Property (give nar	mes and mailing	addresses	of all owne	rs)			
name	St. John's Evangelical L	utheran Church o	of Baltimore	,				*************
street and number	South Rolling & Wilken	s Avenue			te	elephone		
city, town	Baltimore		state	MD	z	ip code	21228	
Contributing R	esource in National Registe esource in Local Historic Dis	r District strict						
Determined Inc	igible for the National Registed eligible for the National Registed	15.0						
Recorded by H	IABS/HAER ure Report or Research Rep	ort						
Other								
6. Classificati	ion 							
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district X building(s)	DUDIIC —	erce/trade	recreation/o	culture	Cont	2	2	Conversion of the last of the
structure	both defens	- Annual Control	religion social					sites structures
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7. Description			Inventory N	No.	BA-3116	
Condition						
excellent		deteriorated				
X good		ruins				
fair	X	altered				

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

The prominent two-story dwelling known as Overhills at 916 South Rolling Road was constructed in 1897 for property owner Norman James. Prominent Baltimore architect James Bosley Noel Wyatt designed the Neoclassical wood frame building, which now encompasses two expansive wings and a rear addition. The main block, consisting of the portion designed by Wyatt in 1897, has a rectangular form with a steeply pitched, hipped roof. The north-facing façade is five bays wide with a two-story portico supported by Corinthian columns and pilasters. The side elevations are two bays deep, and are now largely encompassed within the wing additions. The structure is set upon a random rubble stone foundation and clad with square-butt wood shingles. Three interior brick chimneys pierce the roof, which is clad with asphalt shingles. The tall stacks of the chimneys are corbeled. Front gable and shed roof dormers penetrate the roof on the side and rear elevations of the main block. A one-story porch projects from the south elevation of the main block. Tuscan columns support this wood frame structure.

The western wing addition stylistically appears to date from early part of the 20th century. This one-and-a-half story addition is constructed of wood frame with an imposing gambrel roof. It is rectangular in form, measuring five bays and three bays deep. Although in stylistic contrast, the wing addition is consistent with the main block in terms of material. For example, like the main block, the addition is clad in square-butt wood shingles and rests on the random rubble stone foundation. The two interior brick chimneys rise high above the gambrel roof, and are corbeled like those on the main block. Craftsman style detail on the addition include the inset corner porch, multi-light wall dormers, rows of double-hung windows, and an overhanging cornice on the primary elevation. The main entry of the addition is covered by a partially enclosed, semi-circular shaped portico that is clad with wood shingles, and multi-light windows.

The eastern wing addition is modern in design, dating from the latter part of the 20th century. The wood frame structure is shaped like a parallelogram, connected to the main block by a hyphen. The addition has a flat roof and an extremely tall brick chimney stack rising from the east side. A masonry deck frames the east and south elevations of the wing.

SITE DESCRIPTION

The property known as Overhills encompasses 31.465 acres along South Rolling Road, where it intersects with Wilkens and Collegiate roads. The main dwelling is strategically placed on the highest slope of the site, while the associated outbuildings are placed at the base of the inclines. Owned by St. John's Evangelical Lutheran Church of Baltimore, the property immediately surrounding the dwelling has been improved by the construction of a circa 1960s single-dwelling, a turn of the 20th century carriage house, and a circa 1957 chapel. A circular asphalt driveway extends from South Rolling Road to the front of the main dwelling.

EXTERIOR DESCRIPTION

The primary façade of the main block faces northward to the circular drive. The two-story projecting portico indicative of the neoclassical style dominates this elevation. Four Corinthian columns of wood support the front gabled portico. The entablature is composed of a wide frieze with molded banding and an overhanging boxed cornice with ogee molding. The enclosed tympanum is clad with square-butt wood shingles and pierced by a round opening holding wooden louvers. The main entry is recessed within the center bay, which projects slightly over the first story. This projection is clad with wood shingles and trimmed at the corners with Corinthian pilasters. Two tapered Ionic columns support the second story of the entry bay. The main entry, which is flush with the main block of the structure, has a one-leaf replacement door of wood with lights. It is flanked by narrow two-light casement windows. Asymmetrically placed above is a Palladian-like window with a standard 1/1 window flanked by narrow 1/1 windows.

The openings on the upper two stories of the facade, to the west of the entry bay, have been altered. Presently, a semi-circular

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arched fixed window with multiple lights is located between the two stories. In the outer bay, a casement window with panels occupies the first story, while a 1/1 replacement window is symmetrically placed above. To the west of the entry bay are two 1/1 replacement window per story, symmetrically placed.

The primary elevation of the western wing addition, facing north, is five bays wide. A one-story projected portico that shelters the main entry marks the first story. The enclosed portico is semi-circular in form with an asphalt shingle roof and overhanging cornice. The side walls of the portico are clad with square-butt wood shingles and pierced by paired six-light casement windows with wood sills and square-edged surrounds. The single entry holds a wooden Dutch door. The basement level of the addition has two six-light casement windows with narrow wooden casings and sills. Three 1/1 windows with replacement sash equally pierce the first story, to the west of the entry. To the east of the entry on the first story is a slightly projecting bay window containing a row of three 1/1 replacement windows. A wider 1/1 window is set further to the east of the bay. All of the window openings on the first story have narrow wood sills and square-edged casings with backbands. Five unequally spaced front gambrel dormers illuminate the half-story within the gambrel roof. A group of three dormers are symmetrically placed over the main entry, flanked by single dormers at the end bays. The dormers are clad with wood shingles and hold multi-light Queen Anne style windows set on wood sills. The center dormer, reading more as a window than a dormer, holds an elongated window with larger lights.

The one-story frame addition on the east side of the main block is connected by a one-story hyphen. The hyphen, covered by a flat roof, holds a single-leaf entry door flanked by sidelights. The north elevation of the wing addition is not fenestrated with openings or any applied ornamentation.

The gambrel roof wing dominates the west elevation of the building. Measuring three bays wide, this addition has a single six-light casement window with wood casings at the basement level. On the first story, within the inset entry porch, is a single-leaf entry door. This wood door has three panels under nine lights. Located at the northeast corner of the wing, the inset porch is accessed by stone steps on the east elevation. This space also has a two-light casement window set high within the wall. The southern end of the west elevation has a narrow entry, holding a paneled and glazed door with back banding. The second story is symmetrically pierced by a central-placed entry door flanked by elongated 1/1 replacement windows. The entry has an original door with four panels under six lights. Accessible via a metal fire escape is a single entry in the gable end. The opening has a paneled and glazed door.

The south elevation of the wing addition is symmetrically pierced on both the first and second stories with 1/1 replacement windows with wood sills and back banding. Two wood shingle clad dormers pierce the roof. Each dormer holds a four-light casement window flanked by two-light windows.

The western corner of the main block is visible from the rear of the property. The first story of this elevation, beyond the wing addition, holds a tripartite window with a 12/12 center window flanked by five fixed lights. The second story has a single wood and glass entry door accessible by a metal fire escape. To the south of the door is a 1/1 replacement window. Above, the roof has a shed dormer clad in wood shingles. An air condition obscures the window sash.

The south elevation of the main block is dominated on the first story by the semi-circular shaped porch. Enclosed with plastic awnings, the half-hipped roof of the porch is supported by Tuscan columns, only two of which are original. A single-leaf door with multiple fixed lights enters the enclosed porch. The entablature of the structure consists of a wide frieze with bed molding and boxed cornice. The second story of the south elevation has a three bay wide semi-circular projection pierced by three 1/1 replacement windows. Covered by a shallow pitched conical roof, the projection is clad with square-butt wood shingles. It is flanked by 1/1 replacement windows with wood sills and back banding. Set directly above the second story projection is the hipped roof dormer. Also clad in wood shingles, the dormer has paired 1/1 windows.

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The south elevation of the hyphen connecting the main block to the one-story addition has four four-light awning windows with metal surrounds. Above the hyphen, 1/1 replacement windows can be seen on the second story of the main block of the building. Rising from the roof of the east elevation of the main block are two front gable dormers with wood shingle cladding, cornice returns, and Queen Anne style windows. The one-story addition on the east of the building is pierced by three single leaf door openings, the center one featuring a Colonial Revival style enclosed pediment. The two flanking entries appear to have molded wood lintels. The openings are largely obscured by an affixed shed roof awning, which creates an enclosed porch on the masonry deck. This deck surrounds the one-story addition on the south and east elevations. An uncoursed rubble stone wall, extending across the rear of the addition and turning in a semi-circular fashion to encompass the east elevation, defines the deck. The east elevation of the one-story addition features two 1/1 replacement windows and a large interior end brick chimney.

The interior of the dwelling was not accessible at the time of the survey.

SECONDARY RESOURCES

To the northwest of the main dwelling is the contemporary two-story carriage house. The wood frame building is three bays wide with a rectangular plan. The main block of the building has a gambrel roof with asphalt shingles and an interior end chimney on the east elevation. A pyramidal cupola of wood and a gable dormer pierce the roof. Single and paired 1/1 replacement windows create the asymmetrical fenestration. A single entry, with a paneled door and transom, marks the first story at the northern end of the east elevation. The plan was augmented by a gable addition on the north elevation. This addition creates an inset porch on the first story, with square posts supporting the overhanging second story. It has a front gable dormer and a pyramidal cupola.

A 1960s ranch house is located to the northeast of the main dwelling. This one-story building is constructed of wood frame with brick facing laid in all stretcher bond. It has a side gable roof clad with asphalt shingles and a projecting gable bay on the west elevation. To the south of the projecting bay, there are paired 1/1 replacement windows and to the north of the bay there is a shed roof porch over the main entry. The one-bay wide porch is supported by squared posts and covers the single leaf front door. Between the entry and the projecting bay are two one-light casement windows. A large brick chimney rises from the east corner of the roof.

A circa 1957 brick church was constructed to the east of the ranch house. This two-story building has an L-shaped footprint and is covered with an asphalt shingle gable roof. Set within the ell is a square brick tower supporting the wood frame steeple and containing the main entry to the church. The entry features double-leaf, wood paneled doors with a Colonial Revival style door surround. The surround has a wide wood lintel, pilasters, and a broken pediment. A multi-light, semi-circular window with a limestone surround and keystone defines the gable end of the church. A large limestone panel sits below the window and the watertable serves as the sill. The gable end is further detailed with a molded entablature with cornice returns and raised brick quoins. The two-story brick ell features symmetrically placed 8/8 windows at both the first and second stories.

8. Signiti	cance	Inventory No. BA-3116					
Period1600-16991700-1799 _X1800-1899 _X1900-19992000-	Areas of Significance agriculture archeology X architecture art commerce communications community planning conservation	Check and justify below — economics — health/medicine — performing arts — education — industry — philospohy — engineering — invention — politics/government — entertainment/ — landscape architecture — religion — recreation — law — science — ethnic heritage — literature — social history — exploration/ — maritime industry — transportation — settlement — military — other:					
Specific dates 1897-1957		Architect/Builder J.B. Noel Wyatt					
Constructio	n dates 1897, 1957						
Evaluation fo	or: ational Register	Maryland Register not evaluated					

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance reports, complete evaluation on a DOE Form - see manual.)

The main dwelling known as Overhills at 916 South Rolling Road was erected in 1897 for property owner Norman James. Prominent Baltimore architect James Bosley Noel Wyatt designed the Neoclassical style building. James sold the property, consisting of two parcels purchased in 1897, after thirty years of ownership. In 1957, after serving as the home for the James and O'Donnell families, Overhills was purchased by St. John's Evangelical Lutheran Church of Baltimore. No longer functioning as a dwelling, the building was rehabilitated to serve as a church, and thereafter used as a hospital and later as offices and banquet hall facilities.

HISTORY OF OVERHILLS

In the second quarter of the 19th century, John and Elizabeth Herr owned the property on which Overhills was constructed. The tract was conveyed in 1853 to George S. Reinicker. Ultimately subdivided into two parcels, the property was a portion of a larger tract known as "the Forest." In 1871, Reinicker sold 110 acres of land to Charles Morton Stewart for \$45,000. Stewart, who increased his holding in 1879, retained ownership of the tract known as Bellevue for twenty-six years. Charles Morton Stewart was the president of C. Morton Stewart and Company in Baltimore. The firm was listed in the 1896 city directory as bankers, commission merchants and attorneys for the Union Marine Insurance Company of Liverpool England, in addition to being the Consul for the Argentine Republic and Venezuela. In 1897, Stewart sold ten acres of the property to Norman James and his wife, Isabella H. James, for \$5,250. James purchased an additional twenty-two acres in 1900 for \$9,068. Norman James was the president of the James Lumber Company, located at 921 Aliceanne Street in Baltimore. This was the site of the building lumber planing mill and offices. The James Lumber Company advertisement in the 1926 Baltimore City Directory indicated that they were distributors of Celotex insulating lumber and Compoboard shingles.

According to Bromley's 1915 Atlas of Baltimore, James' Overhills property was nestled between other large estates. These included Bellevue, then owned by J. R. Bland, and J.P. Thom's Manor Vale. The property was located along South Rolling Road, a colonial-era road running from the west end of Catonsville and culminating at Sulpher Spring Road near the Patapsco River. "The roads over which the tobacco was rolled were known as 'rolling roads.' They followed part of the trails the Indians had traveled and many of the rangers' garrison roads. Winding, narrow, and rough, they were used many years for transporting tobacco. Parts of the present Rolling Road, Old Court Road, and Joppa Road were once rolling roads." (1)

The prominent two-story wood frame dwelling known as Overhills was erected for James and his wife immediately following their purchase of ten acres in 1897. The high style Neoclassical building was designed by prominent Baltimore architect James Bosley Noel Wyatt (1847-1926). After graduating from Harvard in 1870, Wyatt studied architecture at the Massachusetts Institute of Technology and the Ecole des Beaux-Arts in Paris. Wyatt was in partnership with William G. Nolting (1866-1940) from 1887 to 1925 in Baltimore. Working in Virginia, the partners designed many prominent single-family dwellings and local government

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buildings, including the U.S. Courthouse and Post Office at 235 East Plume Street in Norfolk. In Baltimore, the firm was responsible for such important Baltimore landmarks as the Keyser Building, the Baltimore Courthouse, the Fifth Regiment Armory, the Garrett Office Building, and the Federal Land Bank Building.

Despite additions, the building retains its strong ties to the Neoclassical style of architecture. As the Victorian era came to a close, American culture, and its architecture, rejected the earlier Picturesque movement. Inspired by the 1893 World's Columbian Exposition in Chicago, there was an overwhelming response to classically inspired designs. Contrasting from the heavily ornamented Beaux Arts style, the Neoclassical style of architecture was more subdued and dignified, although equally monumental in scale. Typically, Neoclassical buildings feature symmetrical facades with centered entries and rhythmic rows of windows. Grand porticos, that often reached two-stories in height, emphasized the centrality of the design. These elements are clearly defined in the original block of Overhills with its two-story portico supported by Corinthian columns and pilasters. Like other neoclassical houses of the first quarter of the 20th century, Overhills has a hipped roof rather than the side gable roofs that dominated the style during the second quarter of the century.

The property continued to serve as a single dwelling until 1957, when the thirty-one acre property was purchased by St. John's Evangelical Lutheran Church of Baltimore, Maryland. At this time, the imposing dwelling was used temporarily as the chapel for the church. In 1987, the building was converted to a health care center for the physically and mentally handicapped. Currently, the building, still owned by the church, is used as a banquet facility with seating for up to two hundred people. Additionally, it houses the Suburban Pastoral Counseling Clinic and the offices for the Central Atlantic Conference of the United Church of Christ. The Central Atlantic Conference is comprised of local churches, ordained ministers, commissioned and licensed ministers, and the community. It provides support for the local churches and communities, linking them to the United Church of Christ. The Central Atlantic Conference consists of the Catoctin, Chesapeake, New Jersey, Potomac, and Shenandoah Associations, 185 churches, 40,000 members, and 400 ordained ministers. They provide \$18 million dollars for local church expenses and \$1.7 million in mission giving. (2)

CHAIN OF TITLE:

Parcels One and Two

October 7, 1853: Elizabeth and John Herr to George S. Reinicker

Land Records of Baltimore County

Liber 6 Folio 268

November 11, 1871: George A. Reinicker to Charles Morton Stewart

Land Records of Baltimore County

Liber 73 Folio 3

January 1, 1879:

George A. Reinicker to Charles Morton Stewart

Land Records of Baltimore County

Liber 110 Folio 342

Parcel One

November 16, 1897: Josephine Lurman Stewart and Charles Morton Stewart to Norman James Land Records of Baltimore County

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Liber 312 Folio 227

Parcel Two

April 9, 1900:

Josephine Lurman Stewart and Charles Morton Stewart to Norman James

Land Records of Baltimore County

Liber 244 Folio 290

Parcels One and Two

May 28, 1928:

Isabella H. and Norman James to Emma V. and James O'Donnell

Land Records of Baltimore County

Liber 657 Folio 220

May 9, 1957:

Alice Hull O'Donnell and James O'Donnell to St. John's Evangelical Lutheran Church of

Baltimore, Maryland

Land Records of Baltimore County

Liber 3153 Folio 457

HISTORIC CONTEXT:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Piedmont

Chronological/Developmental Period(s): Industrial/Urban Dominance (1870-1930), Modern Period (1930-present)

Historic Period Theme(s): Architecture/Landscape Architecture/Community Planning, Religion

Resource Type:

Category: Building

Historic Environment: Rural

Historic Function(s) and Use(s): DOMESTIC/Single Dwelling, RELIGION/Church-related Structure

Known Design Source: James Bosley Noel Wyatt

NOTES:

(1) Helen G. Huttenhauer and G. Alfred Helwig, _Baltimore County in the State and Nation_, (Towson, MD: Board of Education of Baltimore County, 1962), p. 39.

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^{(2) &}quot;About the Central Atlantic Conference." http://www.carr.lib.md.us/~dwhite/ucc-cac/aboutcac.htm. March 20, 2000.

9. Major Bibliographical References

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See continuation sheet.

10. Geographical Data

Acreage of surveyed property 31.465

Acreage of historical setting

10.77

Quadrangle name

Baltimore West

Quadrangle scale

1:24,000

Verbal boundary description and justification

The property known as Overhills at 916 South Rolling Road in Baltimore County, Maryland is located on Parcel 528 as recorded on maps 100 and 101. The primary dwelling has been associated with this property since its construction in 1897 on property purchased that same year by Norman James.

11. Form Prepared By

name/title	L. Trieschmann and R. Weidlich, Architectural Historians		
organization	EHT Traceries, Inc.	date	3/1/00
street and number	1121 Fifth Street, NW	telephone	202-393-1199
city or town	Washington	state DC	zip code 20001

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Maryland Historical Trust

DHCD/DHCP

100 Community Place Crownsville MD 21032

410-514-7600

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Continua	ation	Shee	et			
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"About the Central Atlantic Conference." Located on the Internet at http://www.carr.lib.md.us/~dwhite/ucc-cac/aboutcac.htm on March 20, 2000.

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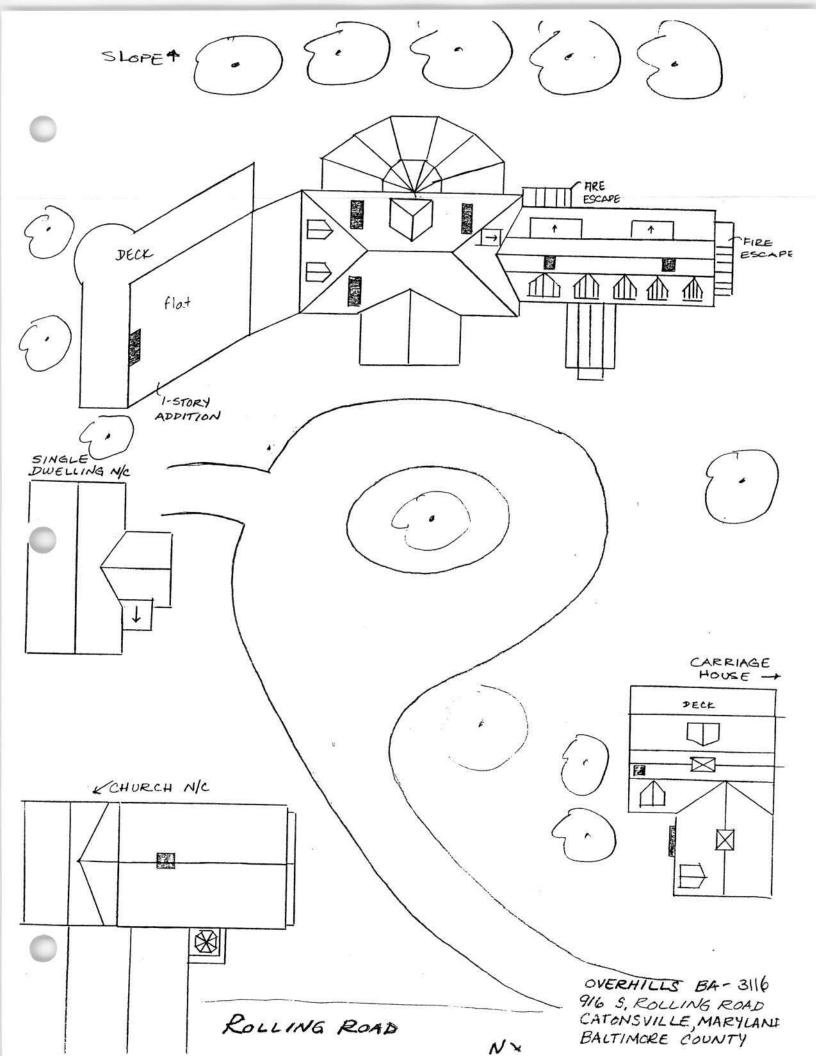
National Register of Historic Places Inventory -- Nomination Form, "U.S. Post Office and Courts Building," (VDHR# 122-82) Prepared by Virginia Historic Landmarks Commission Staff, July 1981.

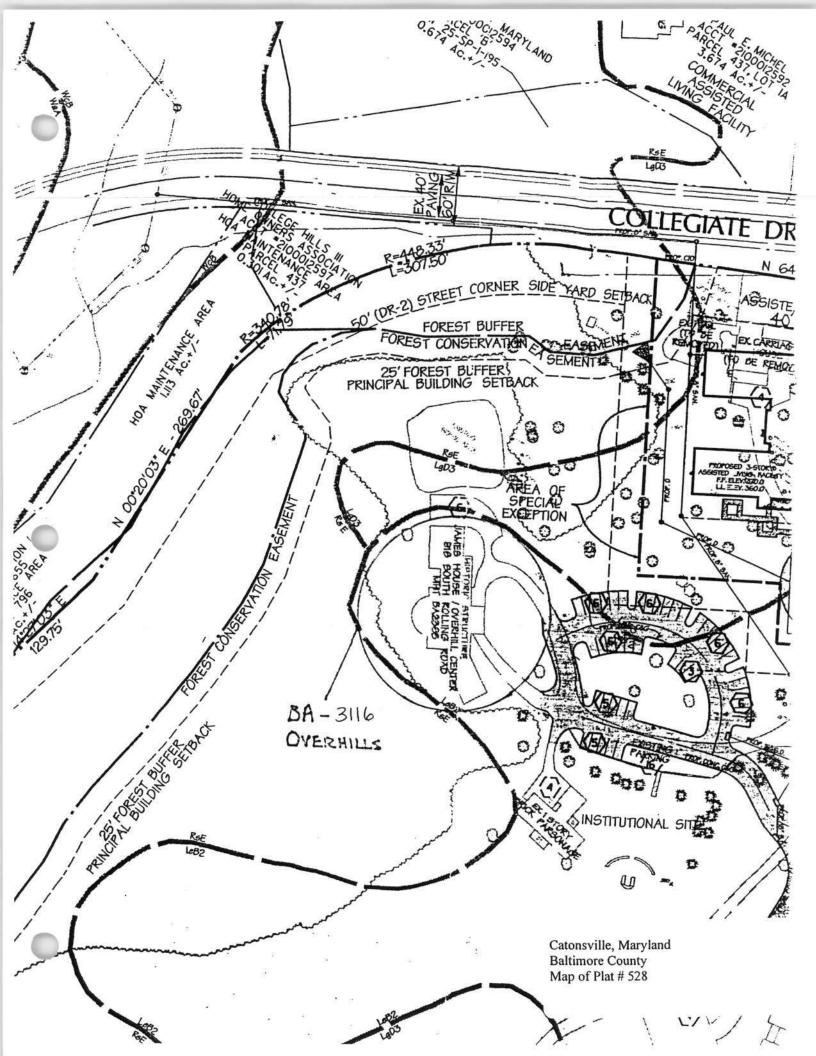
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Wells, John E. and Robert E. Dalton, _The Virginia Architects, 1835-1955_, (Richmond, VA: New South Architectural Press, 1997).





BA-3116 Overhills (Norman James House) 916 South Rolling Road Baltimore West & Relay quadrangles Catonsville High Sch Maryville Convent Rolling Road Golf Course BA-3116 **Baltimore West** Relav (166 Tax Maps 101 & 108, p. 841, Lot 2 1990s Aerial Photo P 600 Δ64 50 P2111 7 524 1 08-P.841 101 108 BUING P.841 796 P 299



BA-3116 OVERHILLS 916 SOUTH ROLLING ROAD, CATONSVILLE BALTIMORE COUNTY TRACERIES 3/00 MD SHPO FACADE, LOOKING SOUTH WEST



BA-3116 OVERHILLS 916 SOUTH ROLLING ROAD, CATONSVILLE BALTIMORE COUNTY TRACERIES 3/00 MD STIPO MAIN BLOCK, FACADE, LOOKING SOUTH WEST



BA-316
OVERHILLS
916 SOUTH ROLLING ROAD, CATONSVILLE
BALTIMORE COUNTY
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3 OF 9



BA-3116
OVERHILLS
916 SOUTH ROLLING ROAD, CATONSVILLE
BALTIMORE COUNTY
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BA-3116
OVERHILLS
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OVERHILLS
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NORTHEAST ELEVATION, LOOKING WEST
6 OF 9



BA-31165
OVERHILLS
916 SOUTH ROLLING ROAD, CATONSVILLE
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CARRIAGE HOUSE LOOKING NORTHWEST
7 OF 9



BA-3116 OVERHILLS 916 SOUTH ROLLING ROAD, CATONSVILLE BALTIMORE COUNTY TRACERIES 3/00 MD SHPO SINGLE DWELLING LOOKING SOUTHEAST



BA-3116 OVERHILLS 916 SOUTH ROLLING ROAD, CATONSVILLE BALTIMORE COUNTY TRACERIES 3/00 MD SHPO CHURCH LOOKING SOUTHEAST 9 OF 9